JOULES
Estate Agents







Dijon Terrace, 9 Old Oak Street, Didsbury, Manchester, M20 6RH

Guide Price £340,000

- Centrally Location in Heart of Didsbury Village
- Handy Two Chamber Cellar
- Deceptively Spacious Victorian Terrace
- In Need of Upgrading - Hence Price
- Two Reception Rooms & Two Double Bedrooms
- No Vendor Chain

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Deceptively Spacious Garden Fronted Victorian Terrace. Two Reception Rooms. Two Double Bedrooms. Two Chamber Cellar. In Need of Updating - Priced Accordingly. Central Location Short Stroll to Didsbury Village and All Its Amenities. Close to Metrolink Station. No Vendor Chain.

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Council Tax Band: C





Joules are pleased to bring to the market this deceptively spacious garden fronted Victorian terraced being conveniently situated in the heart of Didsbury village and strolling distance to Didsbury high street offering a vibrant selections of cafes, bars, restaurants and independent boutiques, as well as the Metrolink station, and the excellent open green space of Didsbury Park.
This property is liveable but does require a cosmetic makeover to bring it up to todays standard. Briefly comprising: small front garden, entrance hall, front lounge, rear dining/sitting room, kitchen and down stairs cloakroom. Venturing upstairs you will find two double bedrooms and a shower room. As an added bonus there is a head-height two chamber cellar.
NO VENDOR CHAIN - MUST BE VIEWED

Entrance Hall
Timber entrance door, skylight over, laminated flooring, central heating radiator, ceiling coving, doors to lounge and sitting/dining room. Stairs to the first floor

Lounge
11'7" x 9'4"
Maximum measurements
Laminated flooring, Georgian style window to the front elevation. Feature cast iron fireplace with tiled hearth (display only) central heating radiator, ceiling coving

Sitting/Dining Room
12'6" x 11'9"
Maximum measurements.
Spacious room, laminated flooring, double glazed window to the rear, central heating radiator. Door to kitchen, door to cellar

Kitchen
8'7" x 5'9"
Plus rear hallway.
Double glazed window to the side elevation, wall mounted Vaillant combi boiler. Range of base, drawer and eye level units. Single drainer stainless steel sink unit. Work tops with tiled splashbacks. Recess for a cooker (none included)
Open access to rear hall

Rear Hall
Double glazed door giving access to the rear courtyard. door to cloakroom

Cloakroom
White low level WC. Double glazed window with obscure glass

Basement

Chamber One
12'6" x 11'9"
Maximum measurements
Front cellar. Head height approximately 6 foot.
Window, central heating radiator

Chamber Two
12'6" x 12'5"
Maximum measurements
Window to the rear, central heating radiator. Understairs recess.

First Floor

Stairs and Landing
Doors to both bedrooms

Bedroom One
12'6" x 11'8"
Maximum measurements.
Double bedroom, Georgian style window to the front elevation, central heating radiator, laminated flooring

Bedroom Two
12'7" x 12'0"
Maximum measurements.
Further double bedroom, double glazed window to the rear elevation, central heating radiator, built in large wardrobe with clothes hanging rails and access to loft hatch. Laminated flooring

Shower Room
White suite comprising: shower cubicle, low level WC; pedestal wash hand basin, Tiled splashbacks, central heating towel radiator, double glazed window with obscure glass to the rear, mirrored bathroom cabinet, extractor fan

Gardens
Small front garden with lavender plants. Fence and gate.
To the rear is a small enclosed courtyard with garden gate to the rear.

IMPORTANT NOTICE
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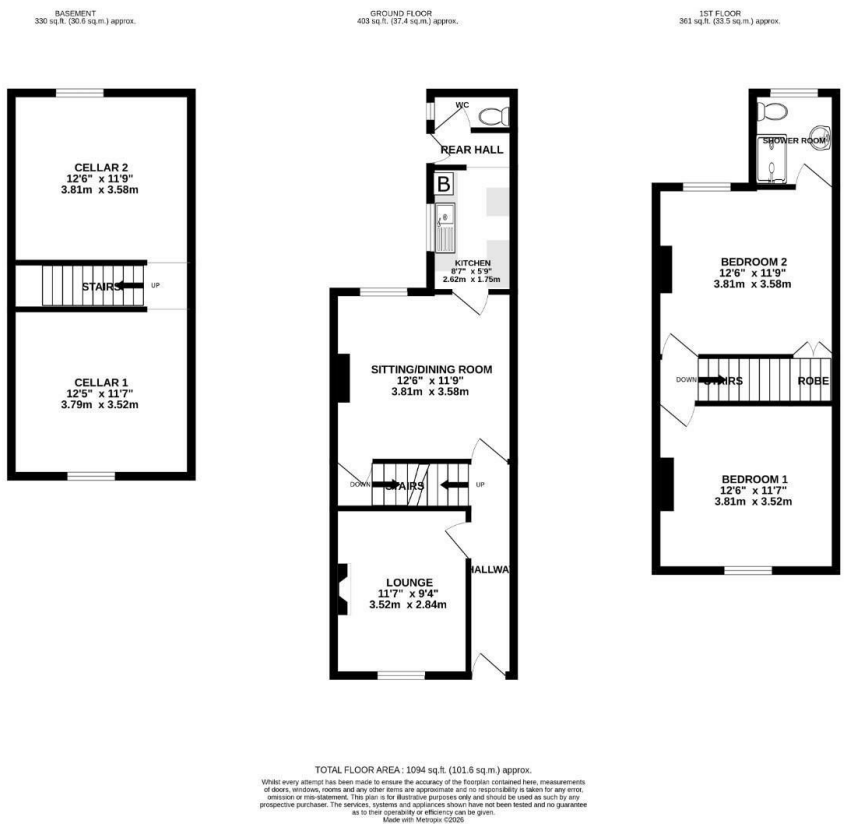


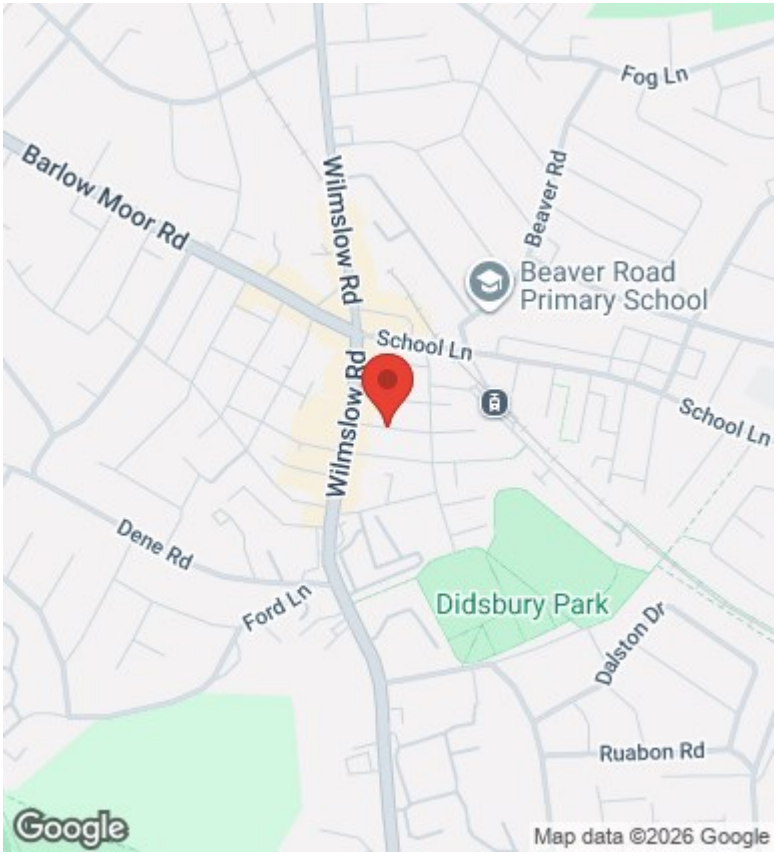












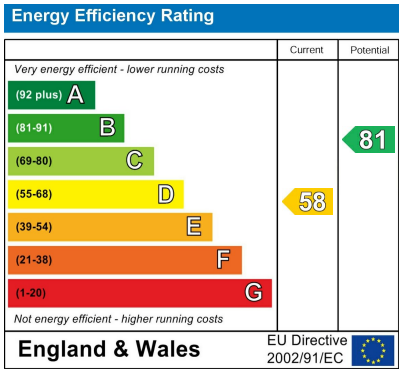
Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

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